067.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,700 / 828,700
					USE VALUE:	828,700 / 828,700
					ASSESSED:	828,700 / 828,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNEIL TAYLOR
Owner 2:	KREMER AMY L
Owner 3:	
Street 1:	2 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEADRICK TODD R -
Owner 2:	CULP CONSTANCE E -
Street 1:	2 ROCKMONT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,595 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 2193 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8595.000	353,600	600	474,500	828,700
Total Card	0.197	353,600	600	474,500	828,700
Total Parcel	0.197	353,600	600	474,500	828,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.88 | /Parcel: 377.8

Legal Description

User Acct 43090

GIS Ref

GIS Ref

Insp Date 12/19/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,600	600	8,595.	474,500	828,700	828,700	Year End Roll	12/18/2019
2019	101	FV	278,300	700	8,595.	440,600	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	278,300	700	8,595.	440,600	719,600	719,600	Year End Roll	12/20/2017
2017	101	FV	278,300	700	8,595.	386,400	665,400	665,400	Year End Roll	1/3/2017
2016	101	FV	278,300	700	8,595.	352,500	631,500	631,500	Year End	1/4/2016
2015	101	FV	260,900	700	8,595.	311,800	573,400	573,400	Year End Roll	12/11/2014
2014	101	FV	260,900	700	8,595.	294,900	556,500	556,500	Year End Roll	12/16/2013
2013	101	FV	260,900	700	8,595.	280,600	542,200	542,200		12/13/2012

!5750!

PRINT

Date	Time
12/10/20	20:35:39

LAST REV

Date	Time
10/06/17	10:55:18
danam	
5750	

USER DEFINED

Prior Id # 1:	43090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEADRICK TODD R	34175-494		11/29/2001		475,000	No	No		
MORGAN SHEILA A	27548-235		8/4/1997		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2017	1279	Siding	25,000	C				
10/25/1999	735	Dormers	30,000					SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Meas/Inspect	345	PATRIOT
2/20/2002	MLS	MM	Mary M
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8595		Sq. Ft.	Site		0	70.	0.79	12									474,497						474,500	

Total AC/HA: 0.19731 | Total SF/SM: 8595 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 474,497 | Spl Credit | Total: 474,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.12879610
Const Adj.:	0.98892087
Adj $ / SQ:	117.210
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434424
Depreciation:	80803
Depreciated Total:	353621

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

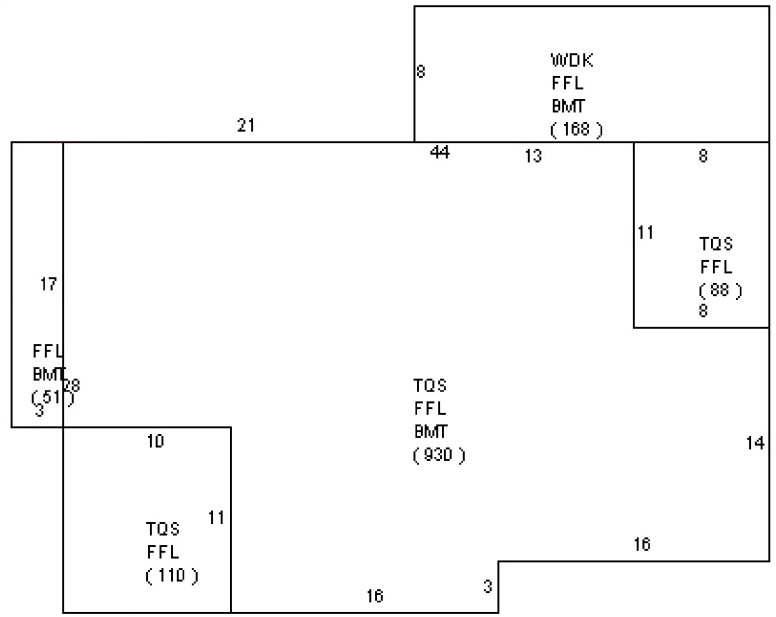
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.93
Special Features:	0	Val/Su Net:	100.74
Final Total:	353600	Val/Su SzAd	161.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,347	117.210	157,882
BMT	Basement	1,149	35.160	40,402
TQS	3/4 Story	846	117.210	99,160
WDK	Deck	168	11.820	1,986
	Net Sketched Area:	3,510	Total:	299,430
Size Ad	2193	Gross Are	3792	FinArea 2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	300	A	AV	1970	3.50	T	39.2	101			600			600
2	Frame Shed	D	Y	1	10X12	A	AV	1993	0.00	T	20.8	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc